

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT**

Agenda

Wednesday, SEPTEMBER 2, 2015

5:30 P.M.

**2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana**

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- Approval of March 5, 2014 Minutes
- Approval of October 8, 2014 Minutes
- Approval of August 19, 2015 Minutes
- Approval of August 5, 2015 Minutes
from Pre-Meeting for Flanner House Homes

III. OLD BUSINESS – NO PUBLIC HEARING

- **2014-COA-498 (CAMA) Part B & 2014-VHP-036**
416 E. NORTH ST
NDZA, INC
Approval of Findings of Fact
- **2015-COA-177 (FP) & 2015-AHP-001**
702 VIRGINIA AVE
HOTEL TANGO WHISKEY, LLC
Approval of Negative Findings
- **2014-COA-297 (CAMA)**
727 N. CLEVELAND ST
ALLPARK LLC
Renew COA to construct addition and add breezeway at existing building

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IV. NEW BUSINESS

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

<p>2014-COA-112 (RP) 2014-VHP-033 (Cont'd from 7/1/15, 5/6/14, 4/1/15, 3/4/15, 10/8/14, 11/5/14, 11/11/14, 12/3/14, & 1/7/15 IHPC Hearings)</p>	<p>(Request to continue to the October 7, 2015)</p> <p>806 – 826 DR. MARTIN LUTHER KING, JR. ST. CROSSROADS DEVELOPMENT AND CONSULTING COMPANY, LLC Construct 18-unit multifamily building. Variances of Development Standards of the D-8 Zoning Ordinance for:</p> <ol style="list-style-type: none"> 1.) Reduce required front yard setback. 2.) Allow trash to be accessed from public alley. 3.) Reduced screening and landscaping. 4.) Permit parking area to have deficient maneuvering. 5.) Permit maneuvering in right-of-way. 6.) More Floor Area Ratio (FAR) than required (.600 max/.950 provided). 7.) Less Open Space Ratio (OSR) than required (1.180 min./.920 provided.) 8.) Less Livability Space Ratio (LSR) than required (.660 min./.644 provided.) <p>Less Major Livability Space Ratio (MLSR) than required (.110 min./.062 provided).</p>	<p>32</p>
<p>2015-COA-243 (FP) 2015-VHP-023 (Cont'd from 8/19/15, 8/5/15)</p>	<p>(Request to continue to October 7, 2015)</p> <p>638 VIRGINIA AVE CRAIG MCCORMICK/BLACKLINE Renovation of the building Construction of deck Modification of rear of building to include small addition Variances of Development Standards of the C-5 Zoning Ordinance to allow the following:</p> <ol style="list-style-type: none"> 1. A reduced rear transitional yard setback from a protected district (20 feet required, zero feet provided) 2. Carry-out of alcoholic beverages within 100 feet of a protected district (at outdoor patio area) 3. Less off-street parking than required 4. Maneuvering in the public right-of-way (at rear parking lot) 5. Outdoor storage of restaurant equipment (grilling) 	<p>33</p>
<p>2015-COA-331 (ONS)</p>	<p>(Request to Withdraw Application)</p> <p>648 E 13TH STREET MICHAEL KINSEY Construct new single-family residence with three-car detached garage</p>	<p>34</p>
<p>2015-COA-337 (HMP)</p>	<p>(Request to continue to the October 7, 2015)</p> <p>2141 N TALBOTT ST R&B CONSTRUCTION Demolish front commercial addition Renovate historic house Build new front porch</p>	<p>35</p>

VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

2014-COA-025 (CAMA) AMENDED	342 MASSACHUSETTS AVE GP MASS AVE, LLC Alter 2nd and 5th floor windows on west elevation Extension of COA for 2 years	36
2015-COA-306 (HMP) (Cont'd from 8/19/15)	1901 N TALBOTT ST KENT SHAFFER BUILDERS, INC Construct new single-family residence with attached garage	46
2015-COA-327 (IRV)	5862 DEWEY AVE WOODROW CRUMRINE Replace windows with new composite windows	53
2015-COA-340 (ONS)	1215 N. PENNSYLVANIA ST MAH NORTHSIDE FLATS, LP c/o MERCHANTS AFFORDABLE HOUSING CORP. Replace steel window on building with new metal windows	60
2015-COA-341 (ONS)	1235 N. PENNSYLVANIA ST MAH NORTHSIDE FLATS, LP c/o MERCHANTS AFFORDABLE HOUSING CORP. Replace steel window on building with new metal windows	
2015-COA-342 (ONS)	1445 N. DELAWARE ST MAH NORTHSIDE FLATS, LP c/o MERCHANTS AFFORDABLE HOUSING CORP. Replace steel window on building with new metal windows	
2015-COA-346 (HMP)	2138 N. ALABAMA ST. A22, LLC Construct duplex and 4-car detached garage	69
2015-COA-347 (HMP)	2154 N. ALABAMA ST. A22, LLC Construct duplex and 4-car detached garage	
2015-COA-348 (HMP) 2015-VHP-036	2158 N. ALABAMA ST. A22, LLC Construct duplex and 4-car detached garage Variance to allow a reduced front yard setback on a thoroughfare	
2015-COA-349 (HMP)	2144 N. ALABAMA ST. A22, LLC Construct duplex and 4-car detached garage	

VII. APPLICATIONS TO BE HEARD -CONTINUED

2015-COA-244 (RP) 2015-VHP-033 2015-ZON-057 (cont'd from 8/5/15)	944, 946, 954 and 1010 DR. MARTIN LUTHER KING, JR. STREET 507 and 517 W. 10 th STREET, 933 and 935 N. CALIFORNIA STREET TIM COVER 1.) Construction of four residential structures. 2.) Rezone sites from I3U & C3 to CBDS. 3.) VDS for construction within the required clear sight triangle & a reduction in the front yard setback along 10 th St.	92
2015-COA-288 (CAMA) (cont'd from 8/5/15)	735 MASSACHUSETTS AVE JASON BURK, HALSTEAD ARCHITECTS Construct sidewalk café on existing landscaped traffic bump-out	109

VIII. APPLICATIONS TO BE HEARD - NEW

2014-COA-220 (SJ) 2014-VHP-019	918 FT WAYNE AVE NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC For a Certificate of Appropriateness for construction of a 5-story apartment building with 80 dwelling units and 80 parking spaces Variance of Development Standards to allow less off street parking than required Variance of Development Standards to allow a portion of those spaces to be small car spaces.	110
2015-COA-335 (FP) 2015-VHP-034	423 S PARK AVE TRINITY HART Demolish house Build new house Rehab garage/carriage house Variance of Use and Development Standards	125
2015-COA-339 (CH)	922 STILLWELL ST DEMERY ARCHITECTS Construct two-story single-family residence with detached 3-car garage	169
2015-COA-344 (CAMA) 2015-VHP-035	501 AND 555 N. NEW JERSEY NDZA, INC FOR J.C. HART, STRONGBOX AND SCHMIDT ASSOCIATES Construction of 5-story mixed use building, leasable commercial space on first floor, internal parking and a digital canvas at southwest corner. Site improvements Variance of Development Standards of the CBD-2 Ordinance to allow: Penetration into the sky exposure plane Variance of the Sign Ordinance to allow an off-premises advertising component on an on-premises electronic variable message sign	179

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

X. PRELIMINARY REVIEW

XI. CLOSING BUSINESS

XII. ADJOURNMENT